



£150,000 OIRO

Willowgarth Avenue, Brinsworth, Rotherham

Semi-Detached House | 3 Bedrooms | 1 Bathroom

01709 912730



www.uflit.co.uk



Step Inside

Key Features

- Three Bedrooms
- In Need of a little TLC whilst offering Huge Potential
- Open Plan Lounge Diner
- Downstairs WC & Utility Area
- Shower Wet Room
- Detached Brick Built Garage
- Highly Sought-After Location
- Vacant Possession...MUST BE VIEWED...!

Property Description

ALL IT TAKES IS A LITTLE VISION...AT AN AFFORDABLE PRICE, IT'S AN EASY DECISION ...!

Uflit would like to welcome to the market this three bedroom semi detached property coming to market with no onward chain, in need of a little TLC whilst offering huge potential.

Main Particulars

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Uflit would like to welcome to the market this three bedroom semi detached property coming to market with no onward chain, in need of a little TLC whilst offering huge potential. The property boasts a light and warming hallway with downstairs loutility, spacious open plan lounge/diner and kitchen. To the first floor three ample sized bedrooms and a family shower/wet room. To the outside of the property a lawned private frontage overlooking a communal green. An enclosed gently tiered rear garden provides a family entertaining area with a detached brick-built garage. Located in a highly sought after location of Brinsworth, close to local amenities, excellent transport links and schools. Don't delay call Uflit today 01709 912 730.

Council Tax Band: B

Tenure: Freehold

Garden details: Private Garden

Entrance hall

Entering through a glazed upvc door to the hallway with vinyl flooring leading to carpeted stairs to the first-floor accommodation, side facing upvc window, radiator and doors giving access to the kitchen and the loutility.

Loutility w: 1.9m x l: 1.7m (w: 6' 3" x l: 5' 7")

A large loutility with vinyl flooring, radiator, front facing upvc window and plumbing for further utilities.

Kitchen w: 3.2m x l: 2.9m (w: 10' 6" x l: 9' 6")

Featuring a range of wall and base units with complimentary worksurface areas and tiled back panels. Appliances to include an inset oven and extractor fan. Laminate flooring, spot lighting, a rear facing upvc window, glazed upvc door and a door to the lounge diner.

Lounge/diner w: 3.5m x l: 6.3m (w: 11' 6" x l: 20' 8")

A large open plan lounge /diner with a focal feature fire complementing the chimney breast, carpeted flooring which flows throughout this area. Radiator, a front facing upvc bay window allows light to illuminate this space whilst a bespoke delicate arch gives access to the dining area with a further radiator and large patio doors to the

garden.

Landing

A carpeted spindled landing, loft hatch providing additional storage, side facing upvc window and doors giving access to three bedrooms, family shower room and two storage cupboards.

Master bedroom w: 3.2m x l: 3.6m (w: 10' 6" x l: 11' 10")

A double bedroom with a range of wardrobes, carpeted flooring, radiator and a rear facing upvc window,

Bedroom 2 w: 3.7m x l: 3m (w: 12' 2" x l: 9' 10")

A further double bedroom with carpeted flooring, radiator and a front facing upvc window.

Bedroom 3 w: 2m x l: 2.9m (w: 6' 7" x l: 9' 6")

A further ample sized bedroom with carpeted flooring, radiator and a rear facing upvc window.

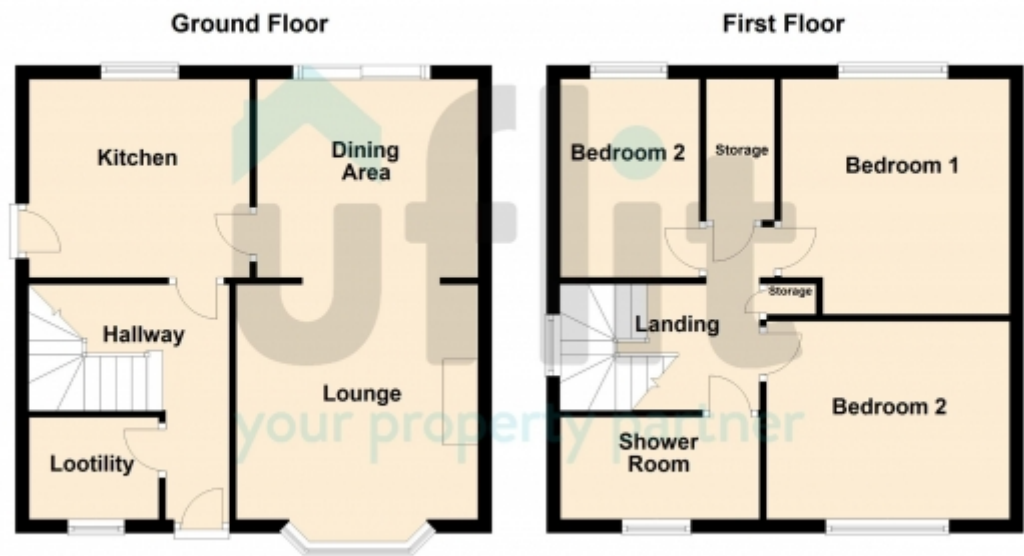
Wet Room w: 3m x l: 1.7m (w: 9' 10" x l: 5' 7")

Comprising of a wet room shower area, vanity wash hand basin, low level wc and heated towel rail. Fully tiled walls and a front facing upvc window.

Outside

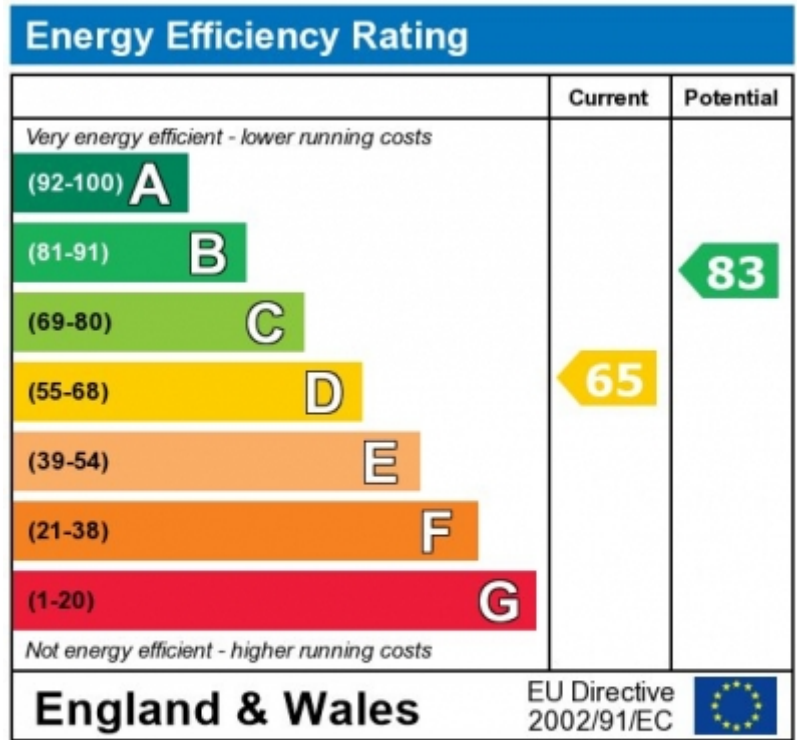
To the front of the property a delicate wall protects a lawned garden with manicured borders, a gate opens to a bespoke path where a further gate with delicate arch leads to the rear. To the rear an enclosed garden with a seating area leads to delicately tiered lawned gardens with bordered shrubbery all enclosed and a brick-built garage.





This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2025 11819355 Registered Office: , 29 Brinsworth Lane, Brinsworth, Rotherham, S60 5BS



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy

Telephone: 01709 912730



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